

**FOR LEASE**

**SITE**



# SHERWOOD PARK INDUSTRIAL BUILDING

Unit #109, 117 Pembina Road, Sherwood Park

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**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**Patrick Livingston**  
Associate Partner  
780 655 7167  
[patrick.livingston@cwedm.com](mailto:patrick.livingston@cwedm.com)

**Jack Norris**  
Associate  
780 934 7110  
[jack.norris@cwedm.com](mailto:jack.norris@cwedm.com)

# #109 - 117 PEMBINA ROAD OFFICE/WAREHOUSE

## OVERVIEW



## PROPERTY HIGHLIGHTS

- Well maintained office/ industrial building with excellent access to Broadmoor Blvd, Yellowhead Trail and Anthony Henday
- Ideal space for many industrial users requiring warehouse and office uses including warehouse sales, storage, custom manufacturing and business support services
- Fully paved concrete

## PROPERTY DETAILS

<b>Address:</b>	109, 117 Pembina Road	<b>Crane Ready:</b>	10-ton capable
<b>Legal Description:</b>	Plan 8021483 Block 1; Lot 2	<b>Power:</b>	600 amp, 480 volt, 3 phase (TBC by tenant)
<b>Zoning:</b>	C5 - Service Commercial	<b>Heating:</b>	Radiant tube, forced air, HVAC in office
<b>Neighbourhood:</b>	Strathcona County	<b>Unit Size:</b>	2,497 SF - Main floor office 6,442 SF - Warehouse bay
<b>Building Size:</b>	8,939 SF	<b>Total Area:</b>	<b>8.939 SF</b>
<b>Built:</b>	2008	<b>Lighting:</b>	T5HO
<b>Parking Area:</b>	Ample	<b>Lease Rate:</b>	\$12.50 Per SF
<b>Lot Area:</b>	1.09 Acres	<b>Operating Costs:</b>	\$5.00 Per SF
<b>Utilities:</b>	Full city services		
<b>Loading:</b>	(1) 16'x18' grade		
<b>Construction:</b>	Metal frame		
<b>Parking:</b>	Concrete/asphalt		



# AERIAL VIEW



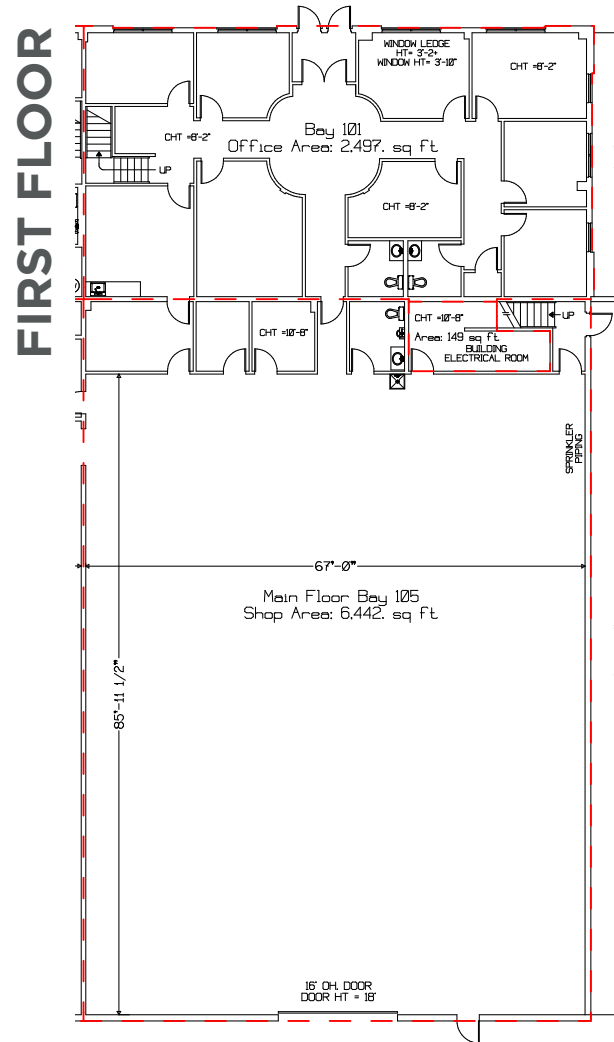
YELLOWHEAD HIGHWAY

BROADMOOR BOULEVARD

PEMBINA ROAD

PREMIER WAY

# FLOOR PLAN



***\*Second floor office space available upon request.***